

UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

IN RE: Cameron R. Howat Jr. aka C. Ross Howat Jr.  
Debtor

Lakeview Loan Servicing, LLC,  
its successors and/or assigns  
Movant  
v.  
Cameron R. Howat Jr. aka C. Ross Howat Jr.  
Respondent  
and  
Jeffrey J. Sikirica, Trustee  
Additional Respondent

BK. NO. 16-24294 CMB

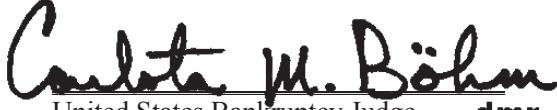
CHAPTER 7  
Related to Docket # 13

**ENTERED BY DEFAULT**

**ORDER MODIFYING SECTION 362 AUTOMATIC STAY**

AND NOW, this<sup>21</sup>st day of February , 2017, at Pittsburgh, upon Motion of Lakeview Loan Servicing, LLC, it is

**ORDERED THAT:** The Automatic Stay of all proceedings, as provided under Section 362 of the Bankruptcy Abuse Prevention and Consumer Protection Act of 2005 (The Code), 11 U.S.C. Section 362, is granted and modified with respect to the subject premises located at 500 Sunrise Drive, Cranberry, PA 16066 ('Property), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.

  
Constance M. Böhm  
United States Bankruptcy Judge **dmb**

FILED  
2/21/17 11:48 am  
CLERK  
U.S. BANKRUPTCY  
COURT - WDPA

Cameron R. Howat Jr. aka C. Ross Howat Jr.  
303 Jameson Court  
Seven Fields, PA 16046

Brian C. Thompson  
125 Warrendale-Bayne Road  
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Warrendale, PA 15086  
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Jeffrey J. Sikirica  
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436 Seventh Street  
Pittsburgh, PA 15219

KML Law Group, P.C.  
701 Market Street, Suite 5000  
Philadelphia, PA 19106

**Certificate of Notice Page 3 of 3**  
**United States Bankruptcy Court**  
**Western District of Pennsylvania**

In re:  
 Cameron R. Howat, Jr.  
 Debtor

Case No. 16-24294-CMB  
 Chapter 7

**CERTIFICATE OF NOTICE**

District/off: 0315-2

User: dric  
Form ID: pdf900Page 1 of 1  
Total Noticed: 1

Date Rcvd: Feb 21, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Feb 23, 2017.

db +Cameron R. Howat, Jr., 303 Jameson Court, Seven Fields, PA 16046-4353

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
 NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Feb 23, 2017

Signature: /s/Joseph Speetjens

**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on February 21, 2017 at the address(es) listed below:

Brian C. Thompson on behalf of Debtor Cameron R. Howat, Jr. bthompson@ThompsonAttorney.com, bblemon@thompsonattorney.com;LaurenKelly@thompsonattorney.com;jwrzosek@thompsonattorney.com;mgillespie@thompsonattorney.com;azema@ecf.inforuptcy.com;noreply@thompsonattorney.com;mhodge@thompsonattorney.com

James Warmbrodt on behalf of Creditor Lakeview Loan Servicing, LLC bkgroup@kmllawgroup.com  
 Jeffrey J. Sikirica trusteesikirica@consolidated.net,  
 PA59@ecfcbis.com;a.a.farrell@comcast.net;KTosadore@bglaw-llp.com;JSikirica@bglaw-llp.com  
 Office of the United States Trustee ustpregion03.pi.ecf@usdoj.gov

TOTAL: 4